144.0	0003	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,000 / 695,000
					USE VALUE:	695,000 / 695,000
					ASSESSED:	695,000 / 695,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAWN DOROTHY E
Owner 2:	
Owner 3:	
Street 1:	51 IROQUOIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,827 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 1424 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4827.000	243,100		451,900	695,000
Total Card	0.111	243,100		451,900	695,000
Total Parcel	0.111	243,100		451,900	695,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.06 | /Parcel: 488.0

Legal Description

User Acct 93936

GIS Ref

GIS Ref

Insp Date 02/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,100	0	4,827.	451,800	694,900	694,900	Year End Roll	12/18/2019
2019	101	FV	199,100	0	4,827.	423,600	622,700	622,700	Year End Roll	1/3/2019
2018	101	FV	198,800	0	4,827.	350,200	549,000	549,000	Year End Roll	12/20/2017
2017	101	FV	198,800	0	4,827.	321,900	520,700	520,700	Year End Roll	1/3/2017
2016	101	FV	198,800	0	4,827.	293,700	492,500	492,500	Year End	1/4/2016
2015	101	FV	194,100	0	4,827.	288,100	482,200	482,200	Year End Roll	12/11/2014
2014	101	FV	194,100	0	4,827.	267,700	461,800	461,800	Year End Roll	12/16/2013
2013	101	FV	194,100	0	4,827.	254,700	448,800	448,800		12/13/2012

!11222!

PRINT

Date	Time
12/11/20	01:25:00

LAST REV

Date	Time
03/07/18	08:48:29

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11222

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10477-310		4/5/1964			No	No		N

USER DEFINED

Prior Id # 1:	93936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2017	1031	Re-Roof	7,495	C				
7/1/2013	994	Manual	4,098	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
1/8/2014	Info Fm Prmt	EMK	Ellen K
11/5/2008	Meas/Inspect	355	PATRIOT
4/11/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4827		Sq. Ft.	Site		0	80.	1.17	9									451,850						451,900	

Total AC/HA: 0.11081 | Total SF/SM: 4827 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 451,850 | Spl Credit | Total: 451,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98602813
Adj $ / SQ:	166.392
Other Features:	81300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352313
Depreciation:	109217
Depreciated Total:	243096

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

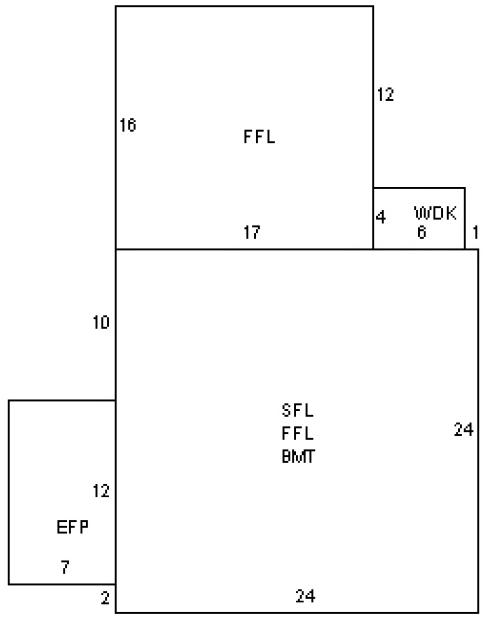
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.39
Special Features:	0	Val/Su Net:	115.32
Final Total:	243100	Val/Su SzAd	170.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	848	166.390	141,101
BMT	Basement	576	49.920	28,753
SFL	Second Floor	576	166.390	95,842
EFP	Enclos Porch	84	58.800	4,939
WDK	Deck	24	15.780	379

Net Sketched Area:	2,108			Total:	271,014
Size Ad	1424	Gross Are	2108	FinArea	1424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	